

**MINUTES OF THE REGULAR MEETING**

**OF THE**

**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**September 18, 2001**

The Commissioners of the Chicago Housing Authority held its Regular meeting on Tuesday, September 18, 2001 at 8:30 a.m. at the Lake Parkside Apartments, located at 5670 West Lake in Chicago.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Hallie Amey Leticia Peralta Davis Dr. Mildred Harris William Higginson Michael Ivers Sandra Young
Absent:	Mamie Bone Earnest Gates

Also present were Terry Peterson, Chief Executive Officer; G.A. Finch, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing Session, Terry Peterson, Chief Executive Officer, presented his monthly report. Per Mr. Peterson, despite the tragedy of the September 11, 2001 bombing, the CHA is moving forward with the business of improving the quality of life for public housing residents. He discusses an intergovernmental agreement for a community center in ABLA, the new fleet policy, auditing services and insurance contracts. Mr. Peterson also gave an update on the expected accomplishments by year-end 2001, as well as anticipated goals for year 3 of the Plan for Transformation.

A motion was then introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session..

Commissioner Young made an Omnibus Motion for the adoption of Executive Items 1 through 5 discussed in Executive Session.

**(Executive Item No. 1)**

**RESOLUTION NO. 2001-CHA-116**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 4, 2001 requesting that the Board of Commissioners approve the Personnel Action Reports for August 2001.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions for August 2001.

**(Executive Item No. 2)**

**RESOLUTION NO. 2001-CHA-117**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 15, 2001 requesting authorization to enter into a settlement agreement in the matter of Julia Johnson, Individually and as Mother and Next of Friend of Charles Zachary Wright vs. CHA, 00 L 13231 and pay a settlement amount of \$125,000.00.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel or his designee to enter into the settlement agreement in the matter of Julia Johnson, Individually and as Mother and Next of Friend of Charles Zachary Wright vs. CHA, 00 L 13231 and pay a settlement amount of \$125,000.00.

**(Executive Item No. 3)**

**RESOLUTION NO. 2001-CHA-118**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 22, 2001 requesting authorization to enter into a settlement agreement in the matter of LaRonda Stalling, as Special Administrator of the Estate of Stormie Boyd, Lonnie Boyd and Devon Boyd, both minors, by their Mother and Next Friend, LaRonda Stalling and LaRonda Stalling, Individually vs. Chicago Housing Authority, 96 L 12924 and contribute the CHA's Self-Insured retention of \$368,000.00 to the settlement.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel or his designee to enter into the settlement agreement in the matter of LaRonda Stalling, as Special Administrator of the Estate of Stormie Boyd, Lonnie Boyd and Devon Boyd, both minors, by their Mother and Next Friend, LaRonda Stalling and LaRonda Stalling, Individually vs. Chicago Housing Authority, 96 L 12924, and contribute the CHA's Self-Insured retention of \$368,000.00 to the settlement.

**(Executive Item No. 4)**

**RESOLUTION NO. 2001-CHA-119**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 10, 2001 requesting authorization to enter into a settlement agreement in the matter of Denis Rys, Widow of Wayne Rys, Deceased, et al., vs. Chicago Housing Authority, 94 WC 17443; 94 WC 35991; 94 WC 67489; and 00 L 50392, and pay a settlement amount of \$408,816.47.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel or his designee to enter into the settlement agreement in the matter of Denis Rys, Widow of Wayne Rys, Deceased, et al., vs. Chicago Housing Authority, 94 WC 17443; 94 WC

35991; 94 WC 67489; and 00 L 50392, and pay a settlement amount of \$408,816.47.

**(Executive Item No. 5)**

**RESOLUTION NO. 2001-CHA-120**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated September 4, 2001 requesting ratification of the Agreed Order between the Chicago Housing Authority and The Habitat Company providing for the payment of The Habitat Company ("Receiver")'s Fee for the redevelopment of the Robert Taylor Homes, Rockwell Gardens, and Stateway Gardens.

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel or his designee to ratify the Agreed Order providing for the payment of The Habitat Company (Receiver)'s Fee for the redevelopment of the Robert Taylor Homes, Rockwell Gardens and Stateway Gardens in the estimated amount of \$2,131,831.00. (\$1,998,659.00 allocated to Stateway Gardens; \$66,586.00 allocated to Robert Taylor Homes, remainder of fees to be paid from the to be awarded Robert Taylor HOPE VI; and \$66,586.00 allocated to Rockwell Gardens, remainder of fees to be paid from the to be awarded Rockwell Gardens HOPE VI)

Motion to adopt said resolutions was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Leticia Peralta Davis Dr. Mildred Harris William Higginson Michael Ivers Sandra Young
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Nays:	None
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There being no question or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Davis moved the adoption of the following resolution:

**(General Item No. 1)**

The purpose of this Amendment is to transfer Project No. IL06P002159 from the development stage on ACC C-1150 with The Habitat Company, the Receiver, to operations and management on ACC C-1014 with the Authority. This project has been competed and will become part of our inventory of units. A breakdown of the associated addresses and unit count is attached.

**RESOLUTION 2001-CHA-121**

**Amendment No. 119 for Project No. IL06P002159**

**WHEREAS**,

the Chicago Housing Authority (therein called the "Local Authority"), and the United States of America, (herein the "Government"), as of the 13<sup>th</sup> day of June, 1972, entered into a certain Annual Contributions Contract to assist in the development of certain low-rent housing, identified therein as Project No. IL002001 through 11, 13 through 27:A, B, C, 28 through 37:A, B, 38 through 41, 42:A, B, C, D, E, F, G and H, 43, 44:A, B, C, D, 45:A, B, 46 through 64, 66 through 74, 76, 78 through 85, 90, 91, 93, 94, IL06P002095, 96, 102, 103, 105, 110, 111, 112, 115, 116, 118 through 122, 124 through 142, 145, through 147, 149, 150, 151, 154 through 160, 162, 163, (MROP), 164 through 173, 175, 176 through 178, 180, 182, 184, 194, 205 through 212.

**WHEREAS**,

the Local Authority and the Government desire to modify the terms of said Annual Contributions Contract;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Chicago Housing Authority shall enter into an amendatory agreement with the Government, modifying the terms of the Annual Contributions Contract, and the Chief Executive Officer, or his designee is hereby authorized and directed to execute Amendment No. 119 of the Annual Contributions Contract in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid amendatory agreement shall be in substantially the attached form.

Motion to adopt said resolution was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Leticia Peralta Davis Dr. Mildred Harris William Higginson Michael Ivers Sandra Young
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Nays:	None
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There being no question or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Davis, Chairperson of the Finance & Audit Committee, presented the following report. Per Commissioner Davis, the Committee met on Wednesday, September 12<sup>th</sup> at the Corporate Office located at 626 West Jackson. The Chief Financial Officer and staff presented the Committee with a preliminary overview of the FY 2002 Budget. According to projections, an overall agency budget increase of 47.2% is expected, due primarily to an increase in Capital spending. A draft copy of the FY2002 Budget will be ready for discussion at the October Committee Meeting and staff anticipate coming before the Board in November for final approval.

Commissioner Davis then presented an Omnibus Motion for the approval of the resolutions for Items A1 through A6.

**(Item No. A1)**

HUD uses the Performance Funding System (PFS) to determine a public housing authority's eligibility for an operating subsidy, in accordance with Section 9 (a) of the U.S. Housing Act of 1937, 42 U.S.C. 1437g. The PFS is applicable to all public housing authority owned units under an Annual Contributions Contract. The CHA is required to submit a PFS Calculation detailing the total operating subsidy for fiscal year 2001. For fiscal years 2000-2002, CHA must prepare its request for operating funds by making adjustments to the base year subsidy eligibility. The resolution for Item A1 approves submission of the FY2001 PFS calculation of \$178,733,211 to HUD.

**RESOLUTION NO. 2001-CHA-122**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated July 14, 2000 requesting authorization to submit FY2001 Performance Funding System Calculation to the Department of Housing and Urban Development and approval of the FY2001 Performance Funding System Performance Calculation;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the FY2001 Performance Funding System Calculation and authorize the Chief Executive Officer or his designee to execute and submit the Performance Funding System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

**(Item No. A2)**

The Authority's business activity requires a thorough review process to monitor the effectiveness of its policies and practices. The internal audit function is a critical element for establishing the controls and fiscal discipline necessary to facilitate the Authority's change in business focus, and

to address economic inefficiencies that may not have been examined. After the appropriate advertisement and solicitation for proposals, the evaluation committee determined that KPMG, LLP was the best candidate to meet the requirements for internal auditing services at the CHA.

**RESOLUTION NO. 2001-CHA-123**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated July 17, 2001 entitled "Contract Award for Internal Auditing Services to KPMG, LLP.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two-year contract, with three one-year options subject to Board and HUD approval, with KPMG, LLP for internal auditing services in a total amount not-to-exceed \$2,000,000 representing an annual amount not-to-exceed \$1,000,000.

**(Item No. A3)**

In an effort to comply with the HUD requirement that an annual audit be performed to determine whether the Authority's financial data and reports are reliable, that internal control structures are in place, that proper policy and procedures are followed, and that there is compliance with the terms and conditions of grant awards, the Authority issued a RFP for auditing services. Of the 5 responses received, the evaluation committee determined that Deloitte & Touche, LLP, one of the largest professional service firms focusing on providing high-quality professional services and commitment to various levels of government, was the best candidate for providing the services needed for the required annual audit.

**RESOLUTION NO. 2001-CHA-124**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated August 28, 2001 entitled, "Contract Award for Auditing Services to Deloitte & Touche, LLP".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two-year contract with Deloitte & Touche, LLP to provide auditing services in the amount of \$913,700 for a two year period with three one-year options, exercise of each of which shall be subject to Board and HUD approval.

**(Item No. A4)**

Ward North America, Inc., the third party administrator for liability claims under the Private Manager Insurance Program, has provided quality service to the Authority during the two year contract period (April 1, 1999 to April 1, 2001). The resolution for Item A4 approves the one-year extension option be exercised to continue the services of Ward, who proposes no economic price adjustment or changes in fee structure. There will be an increase in contract amount due to the number of residential apartments in the PMIP program under private management for the entire contract period.

**RESOLUTION NO. 2001-CHA-125**

**WHEREAS,** The Board of Commissioners has reviewed the memorandum dated 8/24/01 entitled, "Authorization To Award Contract Extension to Ward North America, Inc. for Third-Party Administrator Services for Liability Claims, for the Private Managers Insurance Program" and concurs with the recommendations contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a one-year contract extension with Ward North America, Inc. to provide third-party administrator services for liability claims under the Private Management Insurance Program for the period April 1, 2001 through April 1, 2002, in an amount not to exceed \$196,000, subject to approval by HUD.

**(Item No. A5)**

In past policy years the Authority has experienced an increase in insurance premium rates, due to loss payments and reserving practices for catastrophic losses, insurer bankruptcies and fluctuations

in the stock market, along with CHA's claim activity. In an effort to ensure a comfort level with insurance carriers and maintain affordable premiums, CHA's Broker of Record placed an advertisement soliciting bids for insurance coverage. Based on the results of the solicitation, it is recommended that the Authority purchase insurance coverage from five (5) carriers for a one (1) year term.

**RESOLUTION NO. 2001-CHA- 126**

**WHEREAS**, The Board of Commissioners has reviewed the memorandum dated 09/07/01 entitled "Authorization To Award General Liability, Public Officials Liability, Auto Liability and Excess Liability, Property and Excess Property Insurance Coverage for CHA".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to procure the following insurance coverage for the CHA: (1) General Liability, Excess Liability and Auto Liability insurance coverage written through AIG in an amount not-to-exceed \$131,162; (2) Public Officials Liability written through AIG in an amount not-to-exceed \$172,675; (3) Property Insurance written through AIG and ACE in an amount not-to-exceed \$534,570; and (4) Excess Property Insurance written through Royal Indemnity in an amount not-to-exceed \$25,000, for a one-year period, for a total amount not-to-exceed \$895,863.

**(Item No. A6)**

The Authority's existing fleet policy, which did not address key areas of concern to the CHA and also presented possible liability conditions, has been revised. The revised policy expands and replaces all previous fleet policies previously implemented by the CHA. The new policy sets forth procedures for the usage of CHA vehicles, to include authorized users, acquisition of vehicles, disciplinary action, maintenance and repair, damage and accident reporting, and parking and moving violation responsibility. The new policy has received unanimous approval from Executive staff.

**RESOLUTION NO.2001-CHA-127**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated August 20, 2001, entitled "Repeal of the Chicago Housing Authority's Vehicle Usage Policy and Adoption of the Chicago Housing Authority Fleet Policy Dated September 18, 2001," and concurs with the recommendations contained therein.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners repeals and rescinds any and all previously implemented fleet and vehicle policies, and any resolutions related to the approval of such policies including, but not limited to, the CHA's Vehicle Usage Policy adopted February 27, 1998 by Board Resolution No. 98-CHA-34; and

**THAT,** the Board of Commissioners adopts the Chicago Housing Authority Fleet Policy dated September 18, 2001; and

**THAT,** the Chicago Housing Authority Fleet Policy dated September 18, 2001 shall be effective immediately.

The Omnibus Motion to adopt resolutions for Items A1 through A6 was seconded by Commissioner Harris and the voting was as follows:

Ayes:

Sharon Gist Gilliam  
Hallie Amey  
Leticia Peralta Davis  
Dr. Mildred Harris  
William Higginson  
Michael Ivers  
Sandra Young

Nays:

None

There being no question or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

In the absence of Commissioner Gates, Commissioner Harris presented the Operations and Facilities Committee report. Per Commissioner Harris, the Committee met on Wednesday, September 12, 2001 at the Corporate Office located at 626 West Jackson. At this meeting, Commissioner Harris presented an Omnibus Motion for the approval of the resolutions for Items B1 through B6.

**(Item No. B1)**

The Public Building Commission (PBC), retained by the City of Chicago, Chicago Park District, and Chicago Public Schools, is constructing a new \$15 million Community Center in Fosco Park in ABLA. The Community Center will include a variety of programs structured for the youth and senior population at ABLA, with most of the services being provided for free or at substantially reduced costs. The Community Center will be owned by the Chicago Park District and requires the demolition of two existing non-dwelling buildings in ABLA. The recommended Intergovernmental Agreement with the PBC will commit the CHA to provide \$364,500 to the PBC for the demolition.

**RESOLUTION 2001-CHA-128**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 17, 2001 requesting authorization to execute an Intergovernmental Agreement with the Public Building Commission of Chicago for a new Community Center in Fosco Park in ABLA and concurs with the recommendations therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves and authorizes the Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the Public Building Commission of Chicago for a new Community Center in Fosco Park in ABLA which includes transferring \$364,500 in HOPE VI Demolition funds for demolition of two non-dwelling structures.

**(Item No. B2)**

The opportunity to purchase 54 units located collectively in Old Town Village East and West is proposed in an effort to secure the properties to be maintained as public housing for a term of 40 years. The Authority would submit a Mixed-Finance Development Proposal to HUD, in collaboration with the Habitat Company, for purchase of leasehold interests in the units, as well as securing all other HUD approvals required for CHA participation. The 54 units are divided and planned for development on the northeast side of the City. In addition to the units secured by the Contract to Purchase, the developer has expressed an interest in providing additional units for long-term lease by the CHA. CMHDC, the City of Chicago, or a party that has yet to be identified will provide funds for the purchase of the additional units.

**RESOLUTION NO. 2001-CHA-129**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated September 18, 2001, entitled "Authorization to enter agreement with MCL Companies for leasehold interest on 54 units at Old Town Village East and Old Town Village West and to submit project for approval by the U.S. Department of Housing and Urban Development" and concur with the recommendation contained therein:

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to:

- (1) negotiate and execute a purchase agreement for a 40-year leasehold interest in 54 units in Old Town Village East (16 units) and Old Town Village West (38 units) of which an amount not to exceed \$5,769,000.00 will be provided from Public Housing Funds;
- (2) submit a Mixed-Finance Development Proposal to the U.S. Department of Housing and Urban Development (HUD), in collaboration with The Habitat Company; for purchase of leasehold interest in the units and secure all other HUD approvals as required for CHA participation;

- (3) enter into a lease agreement or such other agreement as may be necessary to ensure that the 54 units are maintained as public housing for a term of 40 years; and
- (4) execute such other documents as may be necessary to secure CHA's interest in Old Town Village East and Old Town Village West.

**(Item No. B3)**

In order to comply with CHA's design criteria and obligations, construction management services are required to oversee the completion of rehabilitation to be completed at City-State Developments under State of Illinois Grant funding and in Capital Program Funding funded construction related to Authority "make ready" or replacement housing units. The current contract with Louis Jones/Brown and Momen/Environmental Design Inc., Joint Venture would be modified to include construction management services and oversight of the construction programs at each of the developments under the designated State grant and at "make ready" construction Authority-wide, as stipulated in their existing contract.

**RESOLUTION NO. 2001-CHA -130**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 16, 2001 requesting approval of Contract Modification No. G-01 (increase of \$275,000.00) to Contract No. 9435 to include Construction Management Consulting Services at various City-State Developments for the State of Illinois Grant 00-121352 and "make ready" construction at various properties Authority-Wide, and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification No. G-01 under Contract No. 9435 with Louis Jones/Brown and Momen/Environmental Design, Joint Venture, in the amount of \$275,000.00 to include Construction Management Consulting Services Authority-wide and at various City-State Developments for the State of Illinois Grant 00-121352 including, but not necessarily limited to, the following developments:

<u>NAME OF DEVELOPMENT</u>	<u>ADDRESS</u>
Harrison Courts	2910, 2930 and 2950 W. Harrison
Loomis Courts	1314 and 1342 W. 15 <sup>th</sup> Street
Lathrop Elderly	2717 N. Leavitt;

The original contract price of \$290,000.00 will be increased by \$275,000.00. The new total contract price will be \$565,000.00. The contract completion time remains unchanged.

**(Item No. B4)**

Subject to HUD approval, the Authority seeks approval to modify the existing contract, which provides for environmental consultant services for testing and remediation of the playground area at the Bridgeport Homes Development. This would be the second modification to the existing contract, and is warranted due to required emergency work as determined by Peoples Energy, as a result of their assessment of the area which determined that the soils are contaminated and exceeded the Illinois Environmental Protection Agency Tier 1 Soil Remediation Objective for residential properties. This modification is proposed in order to protect the health and safety of the Authority's residents.

**RESOLUTION NO. 2001-CHA-131**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated August 21, 2001 entitled, Approval for Contract Modification No. 2 of IT Corporation's Existing Contract to Provide Environmental Consulting, Testing and Remediation of Playground Area Within the Bridgeport Homes Development and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the request to modify the contract of IT Corp to provide Consultant Services, testing and Remediation of Playground Soils at the Bridgeport Homes in the not to exceed amount of \$457,754, subject to the approval of the United States Department of Housing and Urban Development.

**(Item No. B5)**

One of a series of construction activities constitutes the general renovation of four residential senior properties. Based on the assessments of Prime Design Consultants, the CHA determined that the scope of work for the renovation will include installation of new windows and air conditioners, exterior building restoration, enhanced mechanical/electrical/plumbing/fire protection/security systems, interior repairs, and site improvements. General renovation is necessary to ensure the safety and comfort of the senior residents, as well as maintaining the long-term viability of each property. In order to accomplish this work it is necessary, and in the best interest of the CHA to re-bid and enter into three contracts with GF Structures and one contract with Walsh Construction.

**RESOLUTION NO. 2001-CHA 132**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 31, 2001 requesting authorization to enter into three contracts with GF Structures Corp. and one contract with Walsh Construction Company of Illinois (WCCI) for the General Renovation of the following CHA Senior Buildings with the following firms:

1. **GF Structures- Group 1:** Hyde Park Apts.(5300 and 5501 S. Woodlawn)
2. **GF Structures -Group 3:** Yates Garden Apts. (2440 E. 106<sup>th</sup> St.)
3. **GF Structures -Group 4:** Bridgeport Apts. (841 W. 32<sup>nd</sup> St.)
4. **WCCI. -Group 5:** Larrabee Apts. (1845 N. Larrabee)

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into three contracts with GF Structures Corp., and one contract with Walsh Construction Company of Illinois (WCCI) for the General Renovation of four (4) CHA Senior Properties in an aggregate not-to-exceed amount of \$6,552,734 for a term of consecutive calendar days not to exceed specific property completion dates, from the date of the Notices to Proceed, all in accordance with IFB No. 01053. Each contract authorization will be in the following not-to-exceed amounts and is subject to the Contractors' compliance with the CHA's General and Special Conditions:

	<b><u>Contractor:</u></b>	<b><u>Contract Amount:</u></b>	<b><u>Completion:</u></b>
1)	<b>GF Structures Corp.</b>	<b>\$1,375,825</b>	<b>4/30/2002</b>
2)	<b>GF Structures Corp.</b>	<b>\$2,246,444</b>	<b>4/30/2002</b>
3)	<b>GF Structures Corp.</b>	<b>\$ 689,465</b>	<b>6/01/2002</b>
4)	<b>WCCI</b>	<b>\$2,241,000</b>	<b>8/15/2002</b>
<b>Total Not to Exceed Amount:</b>		<b>\$6,552,734</b>	

**(Item No. B6)**

To assist with developing the CHA's Public Housing Agency Plan, ABT & Associates was awarded contract No. 9299, and worked with the CHA to draft the original Plan for Transformation in 1999 as well as the 2000 update. A subsequent contract was awarded (No. 9505) for a term of one year, with a one year option, for services to provide asset management and strategic planning consulting services including, but not limited to, standardized asset management procedures, technical assistance to Asset Management for implementation of the Plan for Transformation including a quality control program, agency-wide monthly and quarterly performance monitoring, and writing of the Annual Plan. To continue the strategic planning and asset management consulting services, it is necessary to exercise the one-year option to extend Contract #9505.

**RESOLUTION NO. 2001-CHA-133**

**WHEREAS**, the Board of Commissioners has reviewed Board letter dated August 20, 2001 entitled "Authorization to Exercise Option Term for Contract #9505 for

Strategic Planning and Asset Management Consulting Services".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the option to extend Contract #9505 with Abt & Associates for Strategic Planning and Asset Management Consulting Services for an amount not to exceed \$460,000 for a one year term beginning October 1, 2001 and ending September 30, 2002, subject to HUD approval if required.

The Omnibus Motion to adopt resolutions for Items B1 through B6 was seconded by Commissioner Young and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Leticia Peralta Davis  
Dr. Mildred Harris  
William Higginson  
Michael Ivers  
Sandra Young

Nays: None

There being no question or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her report. Per Commissioner Young, the Tenant Services Committee held its monthly meeting on Wednesday, September 12, 2001 at the Corporate Office located at 626 West Jackson. Isabel Blanco, Chief of Programs; Walter Smith, Chief of Information Technology Systems and Darren Witherspoon, Assistant Chief of Information Management with the City presented the Committee with a very expansive overview of where the CHA is heading with regards to the Service Connector Systems. Issues such as data management, performance base model and design, numerical targets and progression were discussed. The Committee then discussed, voted and approved Item No. C1 for Board approval.

Commissioner Young moved the adoption of the following resolution:

**(Item No. C1)**

Pursuant to HUD regulations, 24 CFR 964.130, resident councils are required to use an independent third party to oversee resident elections. The Local Advisory Council and Central Advisory Council elections are scheduled for December 2001. The CHA has budgeted funds for a contractor to perform said services.

**RESOLUTION NO. 2001-CHA-134**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 7, 2001 requesting authorization to enter into a contract for the conducting and managing of the LAC/CAC Elections on behalf of the Central Advisory Council (CAC) pursuant to the solicitation therefore to be issued September 11 2001 and which will be ratified at the October 16, 2001 Board Meeting.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract for the conducting and managing of the LAC/CAC Elections on behalf of the CAC pursuant to the solicitation therefore to be issued September 11 2001 which will be ratified at the October 16, 2001 Board Meeting.

Motion to adopt said resolution was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Leticia Peralta Davis  
Dr. Mildred Harris

William Higginson  
Michael Ivers  
Sandra Young

Nays:                      None

There being no question or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

There being no further business come before the Commissioners, upon motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b:    Sharon Gist Gilliam  
Chairperson

s/b:    Lee Gill  
Custodian and Recorder of Records